HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2012

New Home Market

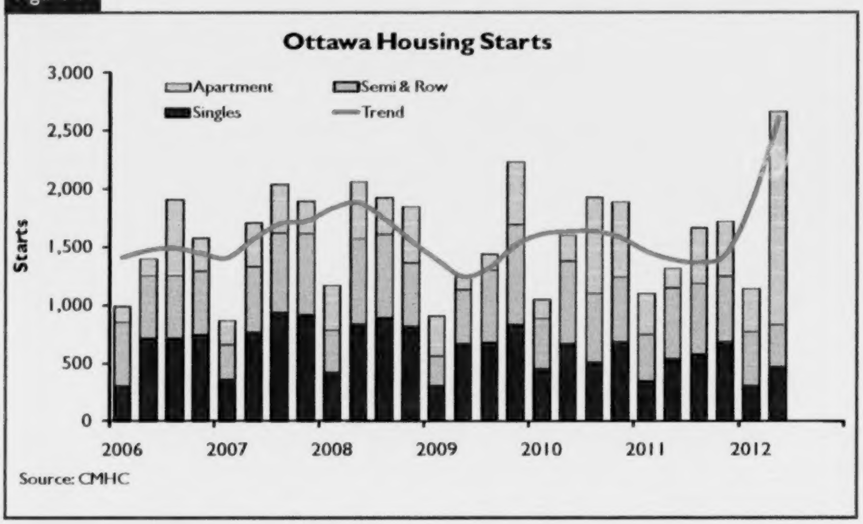
Capital city posted highest quarterly starts

In the second quarter, total housing starts in the Ottawa Census Metropolitan Area (CMA) doubled reaching 2664 units, compared to 1318 units for the same period in 2011. The months of May and June revealed the highest acceleration in the growth of construction in the capital city. Leading this growth was the condominium apartment segment that broke record numbers, pushing up total groundbreaking activity for the first half of the year by over 50 per cent.

Higher-density starts dominating housing activity

This year, from January to June, almost two thousand condominium apartments broke ground. Higher-

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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density housing construction has once again shifted starts activity closer to the inner city core. With prices generally ranging between $250 K and $2M, the growing condominium apartment sector in central Ottawa was driven mostly by demand from downsizing first-time buyers and empty nesters.

In addition, rental apartment construction, lifted starts in the area by over 200 units. This way, the share of apartments to total housing starts reached almost 60 per cent. Similarly to the downtown condos, some of these are luxury apartments, geared towards empty-nesters. Supporting the new home market and this growing high-end rental market, year-to-date seasonally adjusted full-time employment performance for persons aged 45-64 grew by over 9 per cent.

Low-density housing softening

Differing from high-rise activity, gradual softening in the pace of low-rise home construction has prevailed for the past six months. Declining by almost 16 per cent, low-rise housing starts have redistributed their growth to the outskirts of Ottawa. Although still active primarily in the townhome segment, Kanata posted a decline of low-rise new foundations of over 20 per cent when compared to the first half of 2011, dragged by softer demand of single and semi-detached construction.

On the other hand and recording growth, builders in the Nepean region, predominantly outside the greenbelt, captured 35 per cent of low-rise starts, spread in equal shares between single-detached homes and row houses. Out east, suburban Cumberland and Gloucester combined for a similar starts contribution supported by sales across all low-rise housing segments.

It is not surprising to witness the redistribution of low-rise construction to the outskirts of Ottawa. When comparing absorbed average price for new single-detached homes across the region a significant difference in prices is evident, with the far-east region of Clearance-Rockland posting an average price 35 per cent lower than the average for the Ottawa CMA.

Resale Market

Existing home market moderating in the second quarter

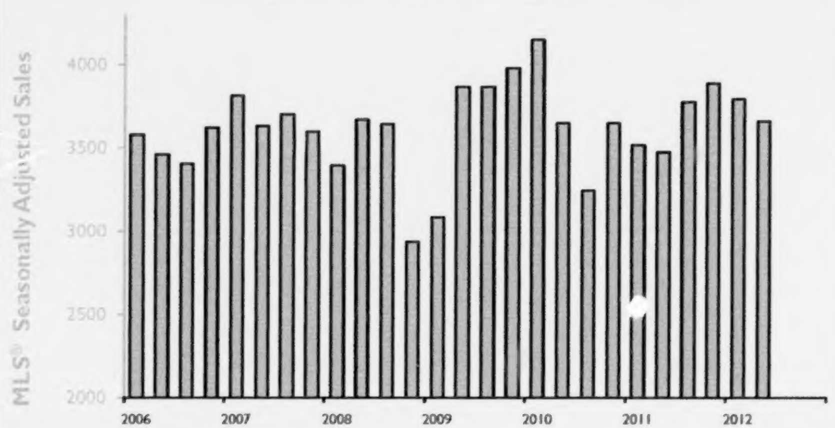
After a growth spurt of sales late last year, Ottawa's resale market presented signs of easing. Although home-buying activity during the months of April to June presented an increase of almost 5 per cent when compared to the same period a year earlier, the seasonally adjusted trend confirmed the presence of a moderating market. Seasonally adjusted sales have been declining for the last six months, coming from a high fourth quarter in 2011.

On the other hand, the number of prospective sellers in the existing home market increased in the second quarter. With over 7,000 seasonally adjusted new listings, the Ottawa market displayed a new record high this spring. As a result, the relationship between demand and supply, represented by the sales to new listings ratio at just over 50 per cent, validated that the Ottawa CMA existing home market remains in the balanced market territory.

Consistent with a balanced market, home price growth moderated by 2.1 per cent during the months of April to June, just slightly above the rate of inflation. Even the popular condominium homes experienced an increase of just 3.3 per cent, versus an almost 5 per cent growth in the

Figure 2

Resale Demand Continues a Moderating Path



Source: CREA
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second quarter of last year. Although fifty per cent of all condominium sales fall within the $175K and $250K, this type of dwelling just captured 20 per cent of the market. As a result, the average price and growth in the Capital city for the first half of the year was influenced more by freehold properties sales.

Eastern ottawa witnessed high sales and price growth

Overall, the Capital city evidenced a drop of 17 per cent in the seasonally adjusted days on the market in the second quarter when compared with the first quarter of 2012, to sit at 39 days. Low interest rates and a decline in the rate of growth of prices provided an incentive for some prospective homebuyers to jump in the home-ownership market. This sales intensification took place particularly in eastern Ottawa.

In the first half of 2012, eastern Ottawa took the lead in terms of prices and sales, with Orleans and the East End capturing over one quarter of sales. Worthy of note is that although Orleans' prices did not grow but by 2.6 per cent, the East End posted a 6.1 per cent growth, the highest increase in average prices in Urban Ottawa. Despite the increases in price, affordability continues to favour this region of Ottawa, as the year-to-date average house price was 8 and 17 per cent below the urban average respectively.

	MLS® Sales						MLS® Prices ($)					
	June			Year-to-Date			June			Year-to-Date		
UNIT TYPE	2012	2011	% Chg.	2012	2011	% Chg.	2012	2011	% Chg.	2012	2011	% Chg.
SINGLE- DETACHED	**913**	**965**	**-5.4**	**4,577**	**3,385**	**35.2**	**391,604**	**391,812**	**-0.1**	**397,953**	**391,980**	**1.5**
Bungalow	*287*	*294*	-2.4	*1,346*	*1,007*	33.7	*339,112*	*361,337*	-6.2	*349,962*	*342,494*	2.2
Two-Storey	*460*	*479*	-4.0	*2,381*	*1,770*	34.5	*439,113*	*431,049*	1.9	*441,635*	*439,363*	0.5
Other Single-Detached	*166*	*192*	-13.5	*850*	608	39.8	*350,709*	*340,591*	3.0	*351,583*	*336,004*	4.6
ROW	**233**	**271**	**-14.0**	**1,381**	**951**	**45.2**	**320,115**	**319,936**	**0.1**	**318,583**	**307,540**	**3.6**
SEMI	**100**	**100**	**0.0**	**566**	**376**	**50.5**	**362,742**	**366,022**	**-0.9**	**374,021**	**351,675**	**6.4**
CONDOMINIUM	**365**	**383**	**-4.7**	**1,688**	**1,332**	**26.7**	**278,447**	**276,244**	**0.8**	**270,767**	**255,558**	**6.0**
Apartment	*183*	*219*	-16.4	*871*	*675*	29.0	*316,485*	*305,868*	3.5	*303,540*	*284,907*	6.5
Row	*131*	*121*	8.3	*605*	*505*	19.8	*238,689*	*239,084*	-0.2	*235,361*	*223,426*	5.3
Other Condominiums	*51*	*43*	18.6	*212*	*152*	39.5	*244,081*	*229,935*	6.2	*237,161*	*231,974*	2.2
OTHERS	**64**	**5**	**-**	**85**	**1,772**	**-**	**376,200**	**798,815**	**-**	**403,722**	**356,230**	**-**
TOTAL	**1,675**	**1,724**	**-2.8**	**8,297**	**7,816**	**6.2**	**354,690**	**354,524**	**0.0**	**357,294**	**348,413**	**2.5**

Condominium Apartments Capturing the Highest Share of Construction

The rate of growth of condominium apartments in the Ottawa CMA escalated to over half of total construction during the first six months of the year. Although this share has been growing at a high rate during the last 5 years from 16 per cent in 2007 to 23 percent in 2011, the latest growth should be put in perspective.

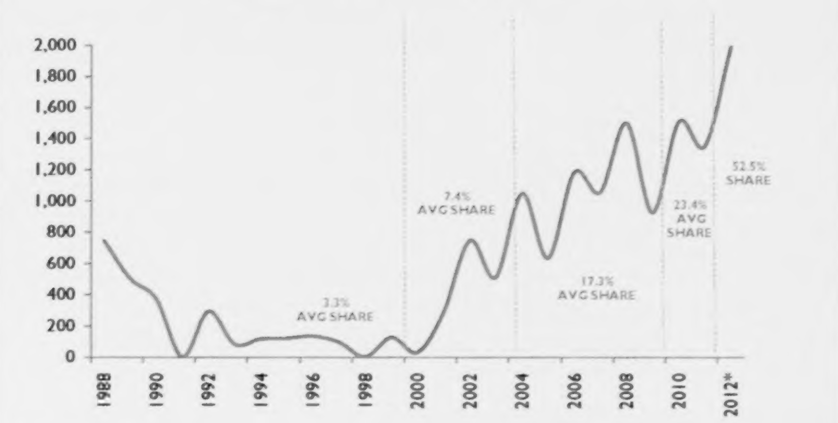
The supply side confirmed that although almost 2000 condominium apartment have been started so far this year, the total number of pending starts for this type of dwelling stands at just over 750 units, which usually tend to materialize in a period of a year. As a result, the remaining of the year is expected to balance the share of foundations, to end condominium apartment's share below 40 per cent.

On the other hand, demand for condominium apartments remains solid. Additionally to empty-nester's firm labour market conditions, first time buyers' employment conditions supported the housing market.

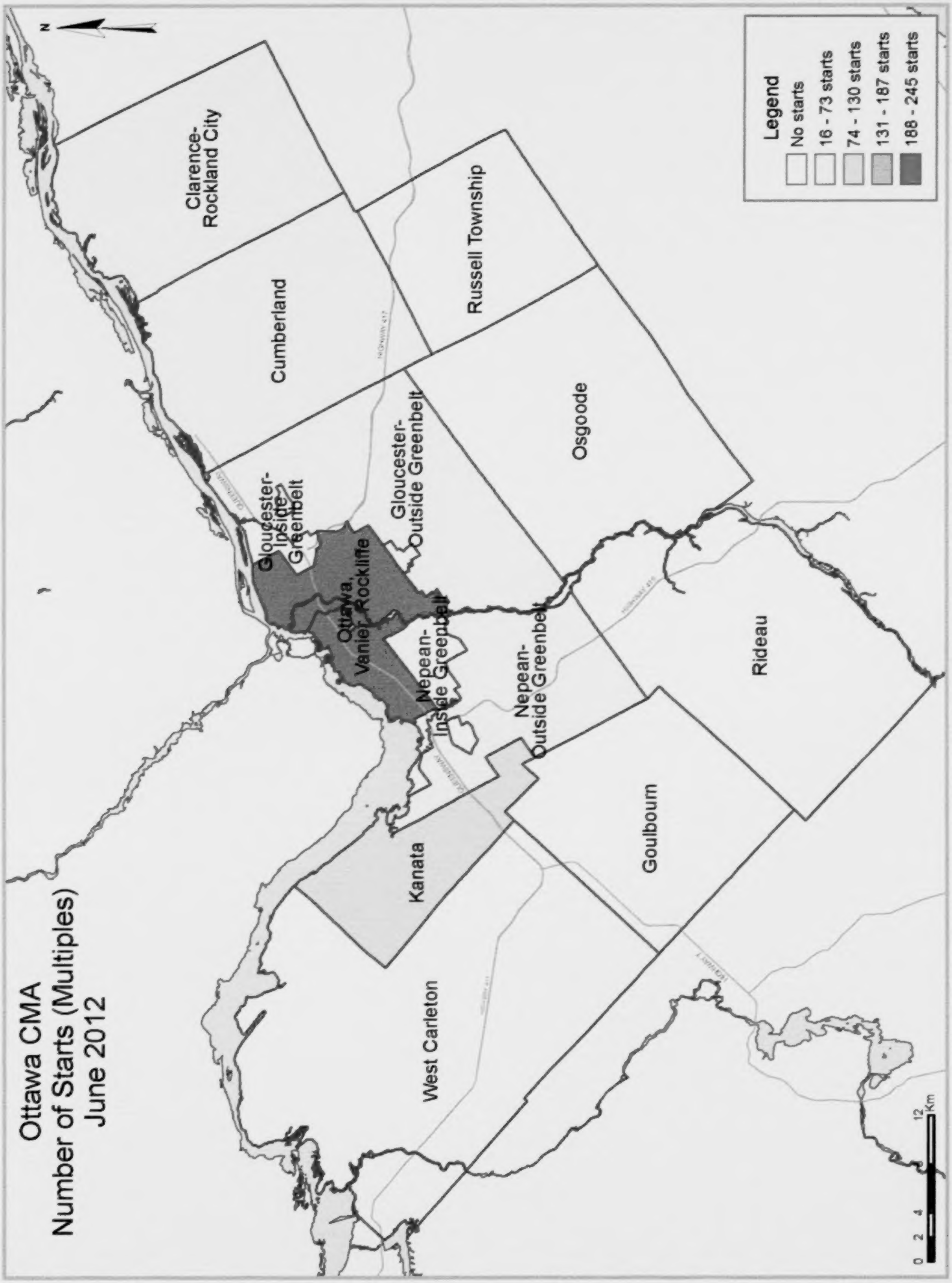
Full-time employment for the 25 to 44 age group has been growing since February of this year and stands at almost 229K persons employed, capturing over 40 per cent of total employment in the City. Additionally, the Ottawa CMA in April 2012 showed a 2.1 per cent vacancy rate that sits in the middle when compared to other major centres in Ontario, and below provincial average. The tight purpose built rental market opens a door to higher demand for those condominium apartments rented out.

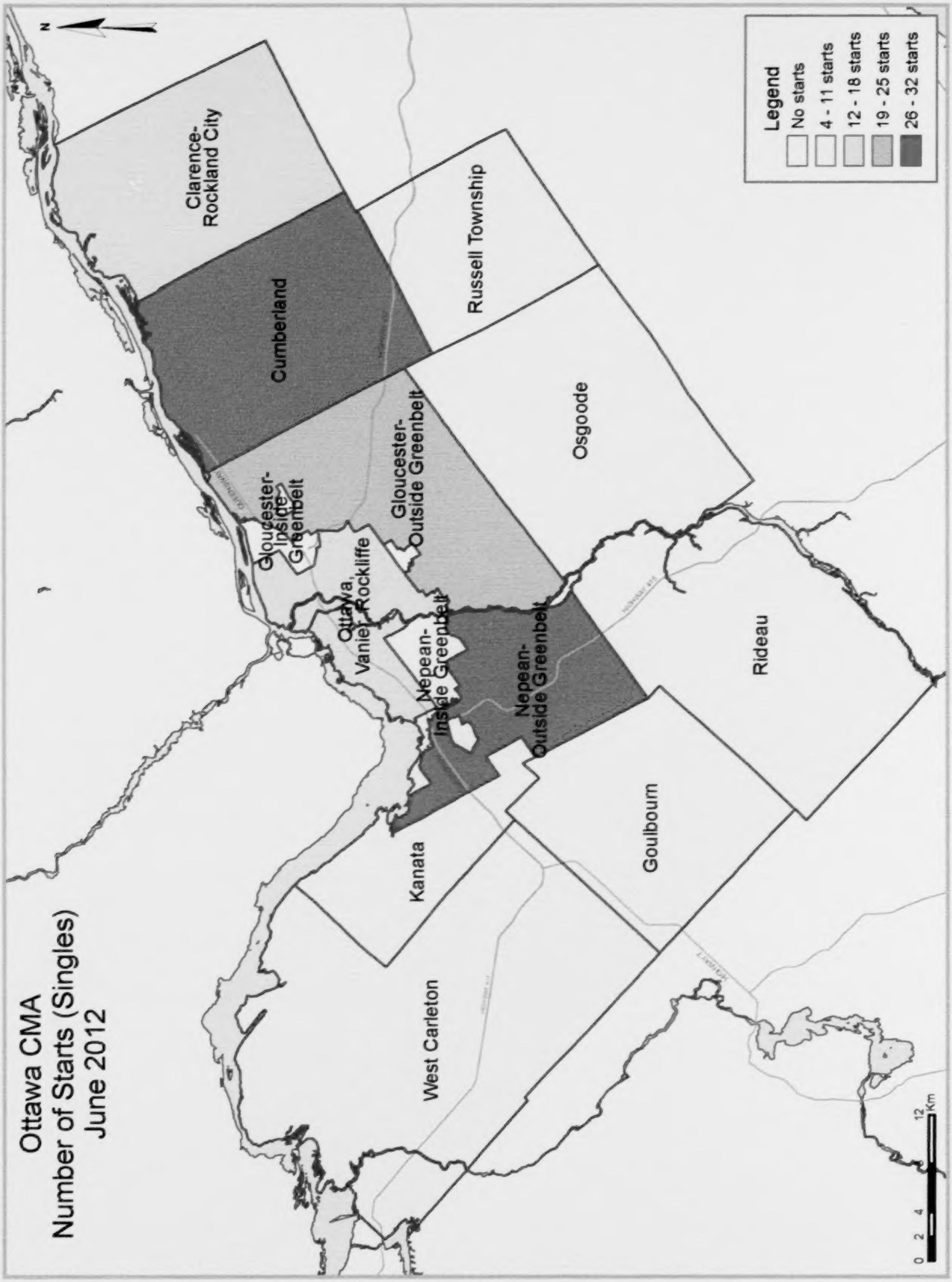
Figure 3

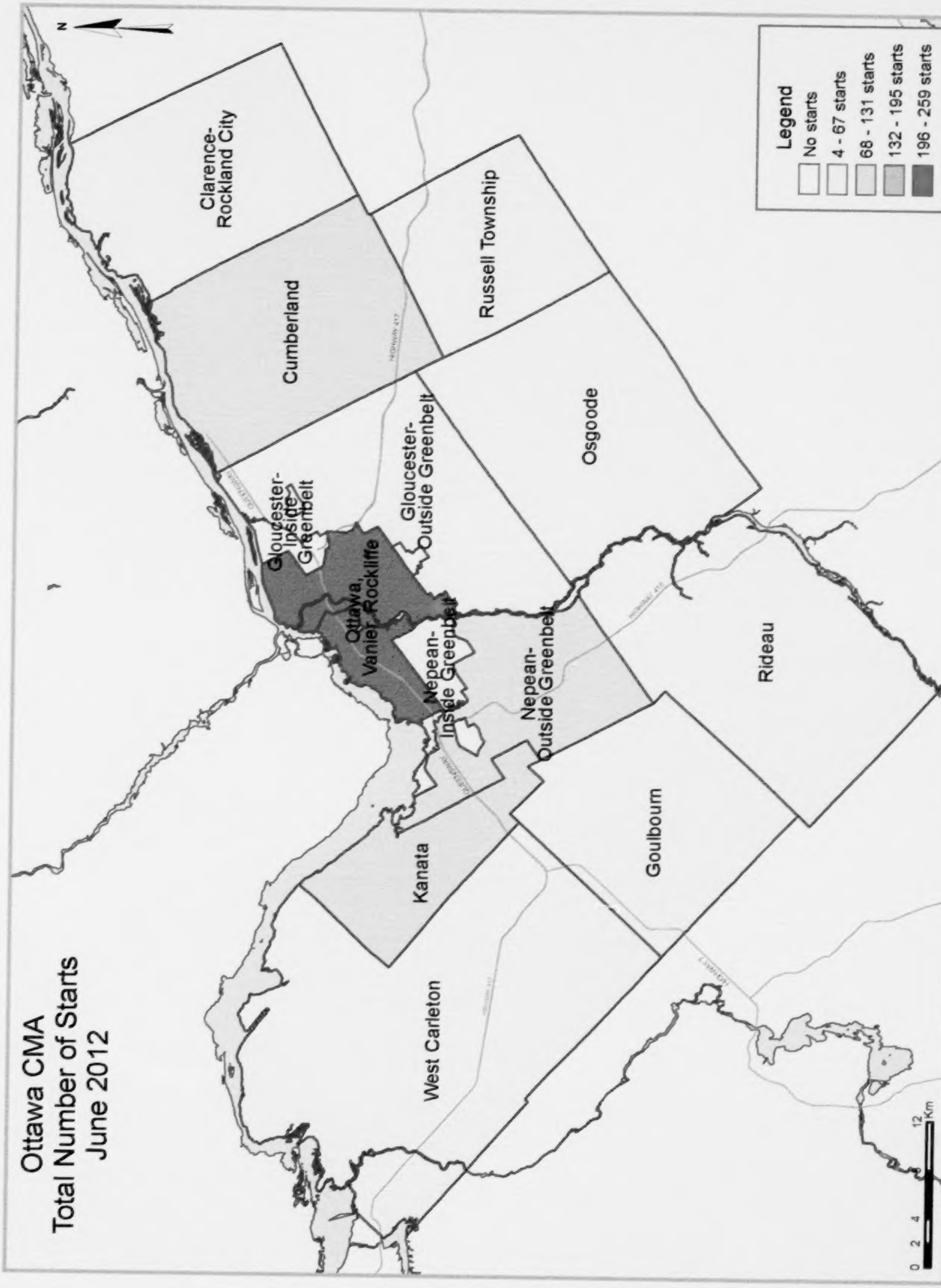
New Condo Market on the Rise

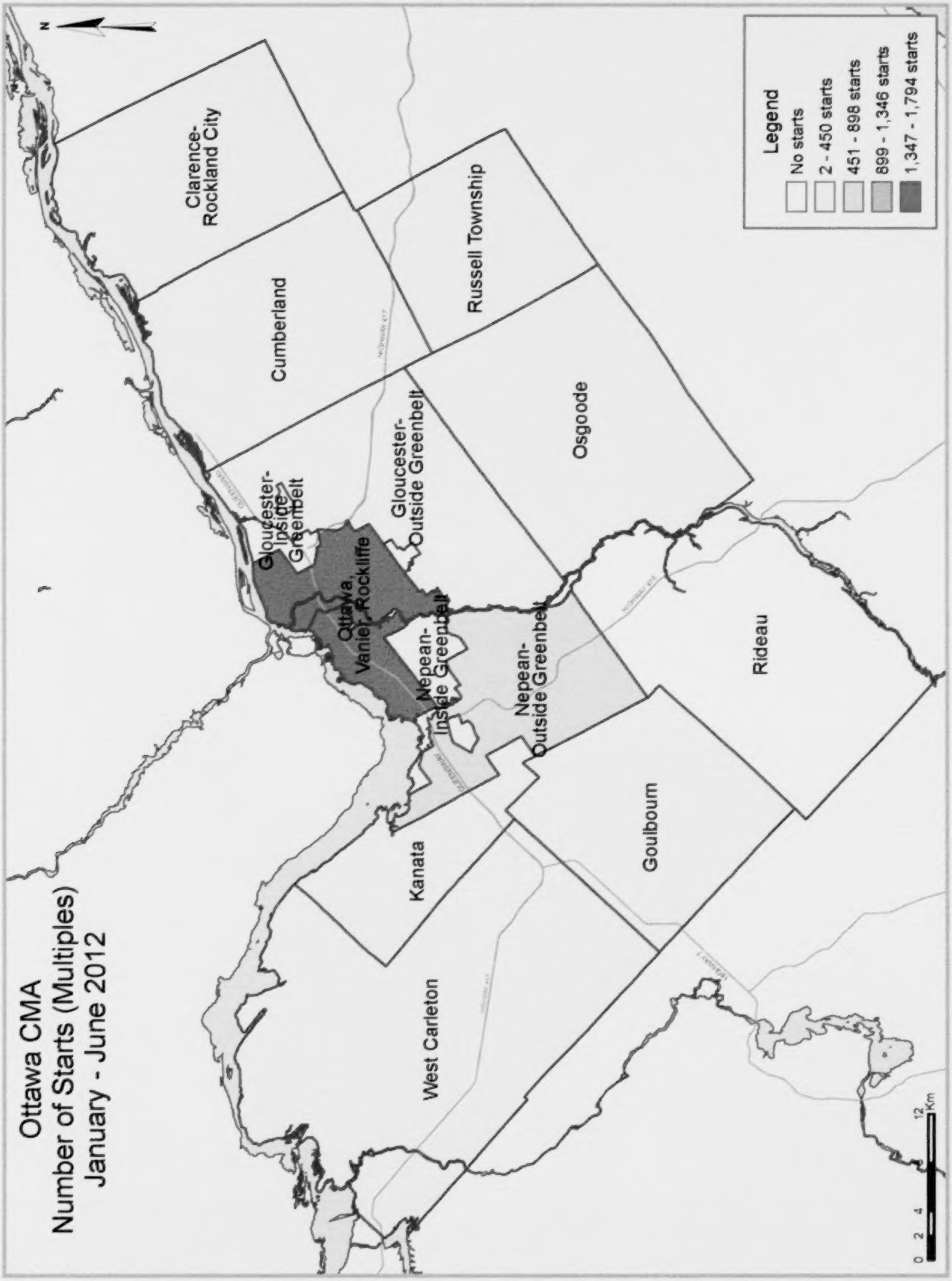


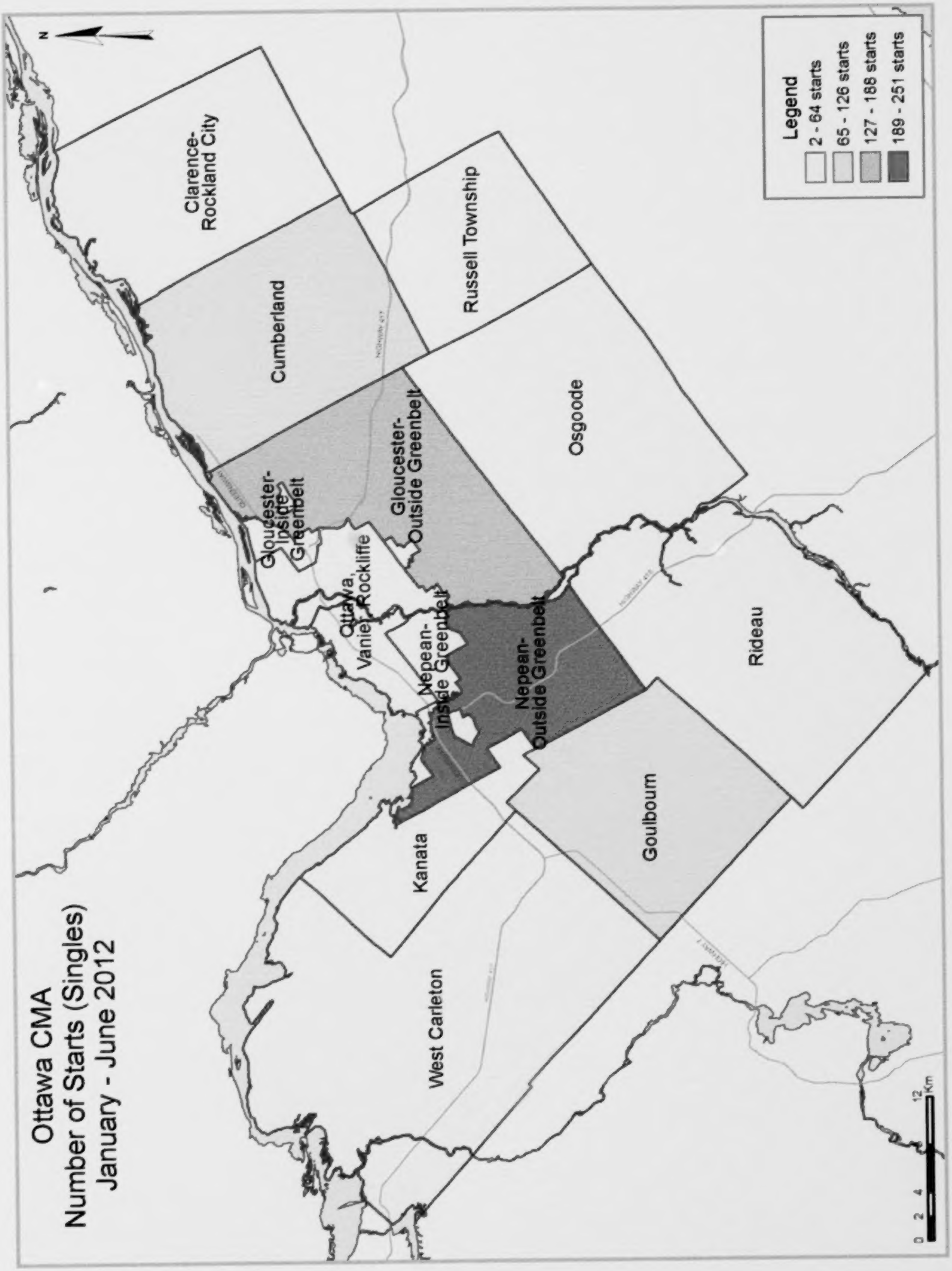
Source: CMHC
* January to June

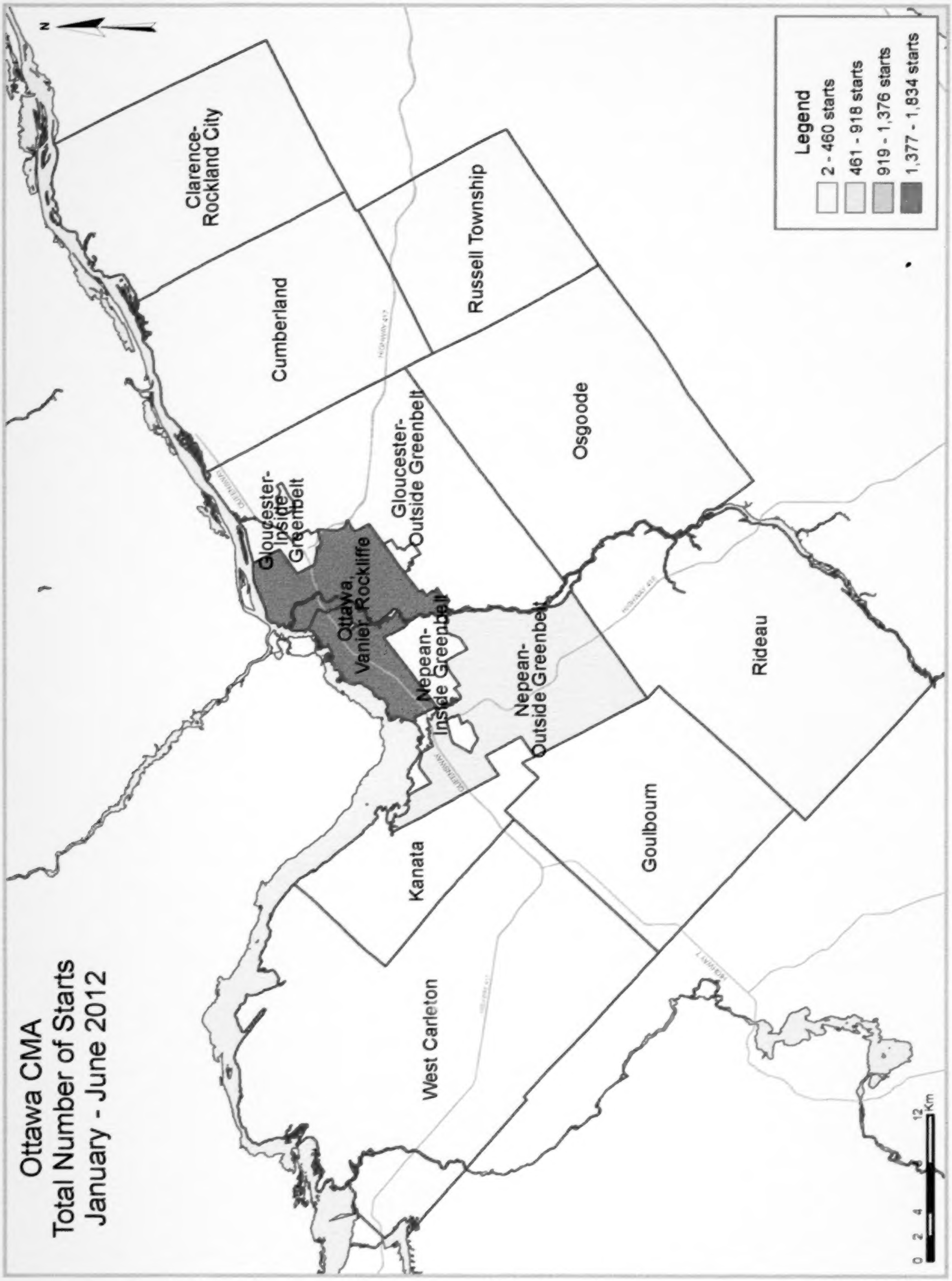

Ottawa CMA
Number of Starts (Multiples)
June 2012
Legend
No starts
16 - 73 starts
74 - 130 starts
131 - 187 starts
188 - 245 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 8 12 Km
N


Ottawa CMA
Number of Starts (Singles)
June 2012
Legend
No starts
4 - 11 starts
12 - 18 starts
19 - 25 starts
26 - 32 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
June 2012
Legend
No starts
4 - 67 starts
68 - 131 starts
132 - 195 starts
196 - 259 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 8 12 Km
N


Ottawa CMA
Number of Starts (Multiples)
January - June 2012
Legend
No starts
2 - 450 starts
451 - 898 starts
899 - 1,346 starts
1,347 - 1,794 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km
N


Ottawa CMA
Number of Starts (Singles)
January - June 2012
Legend
2 - 64 starts
65 - 126 starts
127 - 188 starts
189 - 251 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - June 2012
Legend
2 - 460 starts
461 - 918 starts
919 - 1,376 starts
1,377 - 1,834 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
N
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2012	156	34	135	0	0	300	0	3	628
June 2011	239	40	184	0	0	135	0	3	606
% Change	-34.7	-15.0	-26.6	n/a	n/a	122.2	n/a	0.0	3.6
Year-to-date 2012	774	102	716	0	7	1,994	4	201	3,798
Year-to-date 2011	875	156	854	0	0	514	1	9	2,414
% Change	-11.5	-34.6	-16.2	n/a	n/a	**	**	**	57.3
UNDER CONSTRUCTION									
June 2012	1,113	126	1,269	0	7	3,240	10	299	6,064
June 2011	1,031	192	1,248	0	3	1,939	9	290	4,717
% Change	8.0	-34.4	1.7	n/a	133.3	67.1	11.1	3.1	28.6
COMPLETIONS									
June 2012	142	34	154	0	0	37	0	6	373
June 2011	233	30	151	0	0	148	0	22	584
% Change	-39.1	13.3	2.0	n/a	n/a	-75.0	n/a	-72.7	-36.1
Year-to-date 2012	861	156	713	0	0	694	4	226	2,654
Year-to-date 2011	1,015	154	992	0	16	586	5	77	2,845
% Change	-15.2	1.3	-28.1	n/a	-100.0	18.4	-20.0	193.5	-6.7
COMPLETED & NOT ABSORBED									
June 2012	68	41	102	0	2	92	3	61	369
June 2011	40	29	94	0	9	137	4	58	371
% Change	70.0	41.4	8.5	n/a	-77.8	-32.8	-25.0	5.2	-0.5
ABSORBED									
June 2012	127	33	157	0	0	59	1	7	384
June 2011	235	32	136	0	0	135	0	0	538
% Change	-46.0	3.1	15.4	n/a	n/a	-56.3	n/a	n/a	-28.6
Year-to-date 2012	837	149	707	0	2	726	3	161	2,585
Year-to-date 2011	1,005	149	987	0	16	578	2	59	2,796
% Change	-16.7	0.0	-28.4	n/a	-87.5	25.6	50.0	172.9	-7.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket June 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
June 2012	135	34	135	0	0	284	0	3	591
June 2011	221	38	176	0	0	125	0	3	568
Ottawa, Vanier, Rockcliffe									
June 2012	14	12	0	0	0	230	0	3	259
June 2011	13	10	6	0	0	20	0	3	52
Nepean inside greenbelt									
June 2012	5	0	0	0	0	0	0	0	5
June 2011	4	0	17	0	0	0	0	0	21
Nepean outside greenbelt									
June 2012	32	8	16	0	0	26	0	0	82
June 2011	76	18	33	0	0	105	0	0	232
Gloucester inside greenbelt									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
June 2012	21	10	10	0	0	0	0	0	41
June 2011	23	2	0	0	0	0	0	0	25
Kanata									
June 2012	8	4	62	0	0	28	0	0	102
June 2011	29	8	65	0	0	0	0	0	107
Cumberland									
June 2012	26	0	47	0	0	0	0	0	73
June 2011	30	0	17	0	0	0	0	0	47
Goulbourn									
June 2012	5	0	0	0	0	0	0	0	5
June 2011	17	0	16	0	0	0	0	0	33
West Carleton									
June 2012	10	0	0	0	0	0	0	0	10
June 2011	10	0	0	0	0	0	0	0	10
Rideau									
June 2012	4	0	0	0	0	0	0	0	4
June 2011	10	0	0	0	0	0	0	0	10
Osgoode									
June 2012	10	0	0	0	0	0	0	0	10
June 2011	9	0	22	0	0	0	0	0	31
Clarence-Rockland City									
June 2012	13	0	0	0	0	16	0	0	29
June 2011	14	0	8	0	0	10	0	0	32
Russell Township									
June 2012	8	0	0	0	0	0	0	0	8
June 2011	4	2	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
June 2012	156	34	135	0	0	300	0	3	628
June 2011	239	40	184	0	0	135	0	3	606

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
June 2012	1,009	122	1,261	0	7	3,186	7	295	5,887
June 2011	929	186	1,232	0	3	1,929	6	236	4,526
Ottawa, Vanier, Rockcliffe									
June 2012	73	42	20	0	7	2,169	3	163	2,477
June 2011	59	64	24	0	3	1,331	1	21	1,503
Nepean inside greenbelt									
June 2012	14	2	46	0	0	16	0	124	202
June 2011	6	8	45	0	0	24	0	69	152
Nepean outside greenbelt									
June 2012	358	22	416	0	0	612	0	0	1,408
June 2011	273	52	328	0	0	296	0	0	949
Gloucester inside greenbelt									
June 2012	3	0	19	0	0	44	0	0	66
June 2011	6	0	17	0	0	0	5	0	28
Gloucester outside greenbelt									
June 2012	110	26	179	0	0	94	0	0	409
June 2011	109	38	174	0	0	66	0	0	387
Kanata									
June 2012	45	26	300	0	0	38	0	0	409
June 2011	92	8	361	0	0	56	0	146	668
Cumberland									
June 2012	109	0	158	0	0	169	0	0	436
June 2011	185	14	131	0	0	136	0	0	466
Goulbourn									
June 2012	181	2	48	0	0	44	0	8	283
June 2011	80	0	90	0	0	20	0	0	190
West Carleton									
June 2012	56	2	17	0	0	0	2	0	77
June 2011	54	2	17	0	0	0	0	0	73
Rideau									
June 2012	14	0	0	0	0	0	0	0	14
June 2011	21	0	0	0	0	0	0	0	21
Osgoode									
June 2012	46	0	58	0	0	0	2	0	106
June 2011	44	0	45	0	0	0	0	0	89
Clarence-Rockland City									
June 2012	95	0	8	0	0	54	3	0	160
June 2011	90	4	16	0	0	10	3	50	173
Russell Township									
June 2012	9	4	0	0	0	0	0	4	17
June 2011	12	2	0	0	0	0	0	4	18
Ottawa-Gatineau CMA (Ontario portion)									
June 2012	1,113	126	1,269	0	7	3,240	10	299	6,064
June 2011	1,031	192	1,248	0	3	1,939	9	290	4,717

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
June 2012	134	34	154	0	0	37	0	6	365
June 2011	223	30	147	0	0	129	0	22	551
Ottawa, Vanier, Rockcliffe									
June 2012	26	8	5	0	0	0	0	6	45
June 2011	11	10	22	0	0	101	0	22	166
Nepean inside greenbelt									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	4	2	0	0	0	0	0	0	6
Nepean outside greenbelt									
June 2012	31	12	4	0	0	19	0	0	66
June 2011	57	12	88	0	0	16	0	0	173
Gloucester inside greenbelt									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
June 2012	2	0	53	0	0	18	0	0	73
June 2011	26	4	4	0	0	0	0	0	34
Kanata									
June 2012	6	12	68	0	0	0	0	0	86
June 2011	47	0	13	0	0	0	0	0	60
Cumberland									
June 2012	29	0	14	0	0	0	0	0	43
June 2011	31	2	8	0	0	12	0	0	53
Goulbourn									
June 2012	26	0	10	0	0	0	0	0	36
June 2011	21	0	12	0	0	0	0	0	33
West Carleton									
June 2012	5	2	0	0	0	0	0	0	7
June 2011	3	0	0	0	0	0	0	0	3
Rideau									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	7	0	0	0	0	0	0	0	7
Osgoode									
June 2012	5	0	0	0	0	0	0	0	5
June 2011	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
June 2012	8	0	0	0	0	0	0	0	8
June 2011	10	0	4	0	0	10	0	0	24
Russell Township									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	9	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
June 2012	142	34	154	0	0	37	0	6	373
June 2011	233	30	151	0	0	148	0	22	584

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
June 2012	64	41	98	0	2	91	3	54	353
June 2011	37	29	90	0	9	123	4	58	350
Ottawa, Vanier, Rockcliffe									
June 2012	31	16	13	0	1	51	2	4	118
June 2011	8	7	7	0	8	92	0	0	122
Nepean inside greenbelt									
June 2012	0	2	4	0	0	1	0	4	11
June 2011	0	2	0	0	0	0	0	4	6
Nepean outside greenbelt									
June 2012	8	12	11	0	1	28	1	0	61
June 2011	4	4	13	0	1	17	1	0	40
Gloucester inside greenbelt									
June 2012	1	0	0	0	0	1	0	0	2
June 2011	0	0	2	0	0	3	3	0	8
Gloucester outside greenbelt									
June 2012	4	3	16	0	0	1	0	0	24
June 2011	7	9	25	0	0	1	0	0	42
Kanata									
June 2012	1	6	19	0	0	1	0	46	73
June 2011	2	5	26	0	0	2	0	54	89
Cumberland									
June 2012	13	1	22	0	0	4	0	0	40
June 2011	11	1	3	0	0	4	0	0	19
Goulbourn									
June 2012	2	1	7	0	0	4	0	0	14
June 2011	2	1	13	0	0	4	0	0	20
West Carleton									
June 2012	2	0	2	0	0	0	0	0	4
June 2011	2	0	1	0	0	0	0	0	3
Rideau									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Osgoode									
June 2012	2	0	4	0	0	0	0	0	6
June 2011	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
June 2012	4	0	4	0	0	0	0	7	15
June 2011	2	0	4	0	0	12	0	0	18
Russell Township									
June 2012	0	0	0	0	0	1	0	0	1
June 2011	1	0	0	0	0	2	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
June 2012	68	41	102	0	2	92	3	61	369
June 2011	40	29	94	0	9	137	4	58	371

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
June 2012	119	33	157	0	0	58	1	7	375
June 2011	224	32	136	0	0	118	0	0	510
Ottawa, Vanier, Rockcliffe									
June 2012	11	9	3	0	0	4	0	2	29
June 2011	9	15	18	0	0	93	0	0	135
Nepean inside greenbelt									
June 2012	1	0	1	0	0	0	0	0	2
June 2011	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
June 2012	30	11	11	0	0	33	0	0	85
June 2011	56	12	85	0	0	13	0	0	166
Gloucester inside greenbelt									
June 2012	0	0	0	0	0	0	1	0	1
June 2011	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
June 2012	2	0	50	0	0	18	0	0	70
June 2011	27	4	4	0	0	0	0	0	35
Kanata									
June 2012	6	10	64	0	0	1	0	5	86
June 2011	47	0	11	0	0	0	0	0	58
Cumberland									
June 2012	30	1	12	0	0	2	0	0	45
June 2011	33	1	8	0	0	12	0	0	54
Goulbourn									
June 2012	26	0	11	0	0	0	0	0	37
June 2011	21	0	10	0	0	0	0	0	31
West Carleton									
June 2012	5	2	1	0	0	0	0	0	8
June 2011	3	0	0	0	0	0	0	0	3
Rideau									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	7	0	0	0	0	0	0	0	7
Osgoode									
June 2012	5	0	4	0	0	0	0	0	9
June 2011	15	0	0	0	0	0	0	0	15
Clarence-Rockland City									
June 2012	8	0	0	0	0	0	0	0	8
June 2011	11	0	0	0	0	10	0	0	21
Russell Township									
June 2012	0	0	0	0	0	1	0	0	1
June 2011	0	0	0	0	0	7	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
June 2012	127	33	157	0	0	59	1	7	384
June 2011	235	32	136	0	0	135	0	0	538

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type June 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Ottawa City	135	221	34	38	123	181	299	128	591	568	4.0
Ottawa, Vanier, Rockcliffe	14	13	12	10	0	6	233	23	259	52	**
Nepean inside greenbelt	5	4	0	0	0	17	0	0	5	21	-76.2
Nepean outside greenbelt	32	76	8	18	16	33	26	105	82	232	-64.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	21	23	10	2	10	0	0	0	41	25	64.0
Kanata	8	29	4	8	62	70	28	0	102	107	-4.7
Cumberland	26	30	0	0	35	17	12	0	73	47	55.3
Goulbourn	5	17	0	0	0	16	0	0	5	33	-84.8
West Carleton	10	10	0	0	0	0	0	0	10	10	0.0
Rideau	4	10	0	0	0	0	0	0	4	10	-60.0
Osgoode	10	9	0	0	0	22	0	0	10	31	-67.7
Clarence-Rockland City	13	14	0	0	0	8	16	10	29	32	-9.4
Russell Township	8	4	0	2	0	0	0	0	8	6	33.3
Ottawa-Gatineau CMA (Ontario Portion)	156	239	34	40	123	189	315	138	628	606	3.6

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	706	807	104	153	707	848	2,181	494	3,698	2,302	60.6
Ottawa, Vanier, Rockcliffe	40	33	24	43	10	21	1,760	325	1,834	422	**
Nepean inside greenbelt	9	5	0	0	3	17	124	8	136	30	**
Nepean outside greenbelt	251	219	22	44	273	225	169	117	715	605	18.2
Gloucester inside greenbelt	2	6	0	0	0	11	0	0	2	17	-88.2
Gloucester outside greenbelt	131	142	32	42	185	152	28	12	376	348	8.0
Kanata	29	77	16	8	164	188	28	0	237	273	-13.2
Cumberland	74	169	4	14	72	112	72	24	222	319	-30.4
Goulbourn	96	70	2	0	0	70	0	8	98	148	-33.8
West Carleton	34	38	2	2	0	7	0	0	36	47	-23.4
Rideau	7	21	0	0	0	0	0	0	7	21	-66.7
Osgoode	33	27	2	0	0	45	0	0	35	72	-51.4
Clarence-Rockland City	56	54	0	0	4	8	26	26	86	88	-2.3
Russell Township	12	14	2	4	0	0	0	6	14	24	-41.7
Ottawa-Gatineau CMA (Ontario Portion)	774	875	106	157	711	856	2,207	526	3,798	2,414	57.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Ottawa City	123	176	0	0	296	125	3	3
Ottawa, Vanier, Rockcliffe	0	6	0	0	230	20	3	3
Nepean inside greenbelt	0	17	0	0	0	0	0	0
Nepean outside greenbelt	16	33	0	0	26	105	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	10	0	0	0	0	0	0	0
Kanata	62	65	0	0	28	0	0	0
Cumberland	35	17	0	0	12	0	0	0
Goulbourn	0	16	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	22	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	16	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	123	184	0	0	312	135	3	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	707	843	0	0	1,980	491	201	3
Ottawa, Vanier, Rockcliffe	10	21	0	0	1,683	322	77	3
Nepean inside greenbelt	3	17	0	0	0	8	124	0
Nepean outside greenbelt	273	225	0	0	169	117	0	0
Gloucester inside greenbelt	0	11	0	0	0	0	0	0
Gloucester outside greenbelt	185	152	0	0	28	12	0	0
Kanata	164	183	0	0	28	0	0	0
Cumberland	72	112	0	0	72	24	0	0
Goulbourn	0	70	0	0	0	8	0	0
West Carleton	0	7	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	45	0	0	0	0	0	0
Clarence-Rockland City	4	8	0	0	26	20	0	6
Russell Township	0	0	0	0	0	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	711	851	0	0	2,006	517	201	9

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Ottawa City	304	435	284	125	3	3	591	568
Ottawa, Vanier, Rockcliffe	26	29	230	20	3	3	259	52
Nepean inside greenbelt	5	21	0	0	0	0	5	21
Nepean outside greenbelt	56	127	26	105	0	0	82	232
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	41	25	0	0	0	0	41	25
Kanata	74	102	28	0	0	0	102	107
Cumberland	73	47	0	0	0	0	73	47
Goulbourn	5	33	0	0	0	0	5	33
West Carleton	10	10	0	0	0	0	10	10
Rideau	4	10	0	0	0	0	4	10
Osgoode	10	31	0	0	0	0	10	31
Clarence-Rockland City	13	22	16	10	0	0	29	32
Russell Township	8	6	0	0	0	0	8	6
Ottawa-Gatineau CMA (Ontario Portion)	325	463	300	135	3	3	628	606

Table 2.5: Starts by Submarket and by Intended Market January - June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,518	1,805	1,975	488	205	4	3,698	2,302
Ottawa, Vanier, Rockcliffe	67	99	1,690	319	77	4	1,834	422
Nepean inside greenbelt	12	22	0	8	124	0	136	30
Nepean outside greenbelt	546	488	169	117	0	0	715	605
Gloucester inside greenbelt	2	17	0	0	0	0	2	17
Gloucester outside greenbelt	348	336	28	12	0	0	376	348
Kanata	209	268	28	0	0	0	237	273
Cumberland	162	295	60	24	0	0	222	319
Goulbourn	98	140	0	8	0	0	98	148
West Carleton	34	47	0	0	2	0	36	47
Rideau	7	21	0	0	0	0	7	21
Osgoode	33	72	0	0	2	0	35	72
Clarence-Rockland City	60	62	26	20	0	6	86	88
Russell Township	14	18	0	6	0	0	14	24
Ottawa-Gatineau CMA (Ontario Portion)	1,592	1,885	2,001	514	205	10	3,798	2,414

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Ottawa City	134	223	34	30	154	147	43	151	365	551	-33.8
Ottawa, Vanier, Rockcliffe	26	11	8	10	5	22	6	123	45	166	-72.9
Nepean inside greenbelt	1	4	0	2	0	0	0	0	1	6	-83.3
Nepean outside greenbelt	31	57	12	12	4	88	19	16	66	173	-61.8
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	2	26	0	4	53	4	18	0	73	34	114.7
Kanata	6	47	12	0	68	13	0	0	86	60	43.3
Cumberland	29	31	0	2	14	8	0	12	43	53	-18.9
Goulbourn	26	21	0	0	10	12	0	0	36	33	9.1
West Carleton	5	3	2	0	0	0	0	0	7	3	133.3
Rideau	3	7	0	0	0	0	0	0	3	7	-57.1
Osgoode	5	14	0	0	0	0	0	0	5	14	-64.3
Clarence-Rockland City	8	10	0	0	0	4	0	10	8	24	-66.7
Russell Township	0	0	0	0	0	0	0	9	0	9	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	142	233	34	30	154	151	43	170	373	584	-36.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	795	925	154	148	701	1,001	918	634	2,568	2,708	-5.2
Ottawa, Vanier, Rockcliffe	54	43	44	40	23	40	614	375	735	498	47.6
Nepean inside greenbelt	8	16	0	2	12	0	69	0	89	18	**
Nepean outside greenbelt	185	196	50	48	164	272	47	86	446	602	-25.9
Gloucester inside greenbelt	4	16	0	2	12	11	0	0	16	29	-44.8
Gloucester outside greenbelt	101	134	26	22	142	167	18	48	287	371	-22.6
Kanata	67	123	28	8	160	232	146	0	401	363	10.5
Cumberland	158	112	4	8	127	187	24	113	313	420	-25.5
Goulbourn	116	143	0	16	23	92	0	12	139	263	-47.1
West Carleton	52	52	2	0	0	0	0	0	54	52	3.8
Rideau	16	22	0	0	0	0	0	0	16	22	-27.3
Osgoode	34	68	0	2	38	0	0	0	72	70	2.9
Clarence-Rockland City	43	74	4	4	12	10	2	20	61	108	-43.5
Russell Township	23	16	2	4	0	0	0	9	25	29	-13.8
Ottawa-Gatineau CMA (Ontario Portion)	861	1,015	160	156	713	1,011	920	663	2,654	2,845	-6.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Ottawa City	154	147	0	0	37	129	6	22
Ottawa, Vanier, Rockcliffe	5	22	0	0	0	101	6	22
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	4	88	0	0	19	16	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	53	4	0	0	18	0	0	0
Kanata	68	13	0	0	0	0	0	0
Cumberland	14	8	0	0	0	12	0	0
Goulbourn	10	12	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	10	0	0
Russell Township	0	0	0	0	0	9	0	0
Ottawa-Gatineau CMA (Ontario Portion)	154	151	0	0	37	148	6	22

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	701	998	0	3	694	557	224	77
Ottawa, Vanier, Rockcliffe	23	40	0	0	605	298	9	77
Nepean inside greenbelt	12	0	0	0	0	0	69	0
Nepean outside greenbelt	164	272	0	0	47	86	0	0
Gloucester inside greenbelt	12	8	0	3	0	0	0	0
Gloucester outside greenbelt	142	167	0	0	18	48	0	0
Kanata	160	232	0	0	0	0	146	0
Cumberland	127	187	0	0	24	113	0	0
Goulbourn	23	92	0	0	0	12	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	38	0	0	0	0	0	0	0
Clarence-Rockland City	12	10	0	0	0	20	2	0
Russell Township	0	0	0	0	0	9	0	0
Ottawa-Gatineau CMA (Ontario Portion)	713	1,008	0	3	694	586	226	77

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Ottawa City	322	400	37	129	6	22	365	551
Ottawa, Vanier, Rockcliffe	39	43	0	101	6	22	45	166
Nepean inside greenbelt	1	6	0	0	0	0	1	6
Nepean outside greenbelt	47	157	19	16	0	0	66	173
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	55	34	18	0	0	0	73	34
Kanata	86	60	0	0	0	0	86	60
Cumberland	43	41	0	12	0	0	43	53
Goulbourn	36	33	0	0	0	0	36	33
West Carleton	7	3	0	0	0	0	7	3
Rideau	3	7	0	0	0	0	3	7
Osgoode	5	14	0	0	0	0	5	14
Clarence-Rockland City	8	14	0	10	0	0	8	24
Russell Township	0	0	0	9	0	0	0	9
Ottawa-Gatineau CMA (Ontario Portion)	330	414	37	148	6	22	373	584

Table 3.5: Completions by Submarket and by Intended Market
January - June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,646	2,053	694	573	228	82	2,568	2,708
Ottawa, Vanier, Rockcliffe	117	113	605	306	13	79	735	498
Nepean inside greenbelt	20	18	0	0	69	0	89	18
Nepean outside greenbelt	399	516	47	86	0	0	446	602
Gloucester inside greenbelt	16	26	0	0	0	3	16	29
Gloucester outside greenbelt	269	323	18	48	0	0	287	371
Kanata	255	363	0	0	146	0	401	363
Cumberland	289	299	24	121	0	0	313	420
Goulbourn	139	251	0	12	0	0	139	263
West Carleton	54	52	0	0	0	0	54	52
Rideau	16	22	0	0	0	0	16	22
Osgoode	72	70	0	0	0	0	72	70
Clarence-Rockland City	59	88	0	20	2	0	61	108
Russell Township	25	20	0	9	0	0	25	29
Ottawa-Gatineau CMA (Ontario Portion)	1,730	2,161	694	602	230	82	2,654	2,845

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
June 2012	0	0.0	7	6.8	9	8.7	23	22.3	64	62.1	103	530,900	557,884
June 2011	1	0.5	25	13.0	49	25.5	60	31.3	57	29.7	192	448,450	471,694
Year-to-date 2012	2	0.3	75	11.6	104	16.0	186	28.7	281	43.4	648	484,950	502,565
Year-to-date 2011	2	0.3	59	8.1	144	19.7	293	40.0	234	32.0	732	466,900	492,726
Ottawa, Vanier, Rockcliffe													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
June 2011	1	12.5	0	0.0	0	0.0	2	25.0	5	62.5	8	--	--
Year-to-date 2012	1	4.0	0	0.0	0	0.0	2	8.0	22	88.0	25	720,000	752,964
Year-to-date 2011	1	3.2	0	0.0	0	0.0	4	12.9	26	83.9	31	700,400	699,783
Nepean inside greenbelt													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
June 2012	0	0.0	1	3.4	1	3.4	7	24.1	20	69.0	29	558,000	548,185
June 2011	0	0.0	21	38.9	10	18.5	14	25.9	9	16.7	54	386,990	425,937
Year-to-date 2012	0	0.0	26	15.1	31	18.0	49	28.5	66	38.4	172	476,900	481,654
Year-to-date 2011	0	0.0	37	19.8	39	20.9	73	39.0	38	20.3	187	461,990	453,912
Gloucester inside greenbelt													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Gloucester outside greenbelt													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2011	0	0.0	0	0.0	2	7.7	13	50.0	11	42.3	26	485,900	499,862
Year-to-date 2012	1	1.1	0	0.0	1	1.1	35	37.2	57	60.6	94	519,400	516,822
Year-to-date 2011	0	0.0	1	0.8	20	16.7	64	53.3	35	29.2	120	466,900	484,173
Kanata													
June 2012	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
June 2011	0	0.0	1	2.2	12	26.7	9	20.0	23	51.1	45	518,900	504,780
Year-to-date 2012	0	0.0	3	5.6	6	11.1	20	37.0	25	46.3	54	491,900	511,022
Year-to-date 2011	0	0.0	2	1.7	27	22.5	32	26.7	59	49.2	120	497,750	506,552
Cumberland													
June 2012	0	0.0	6	23.1	7	26.9	12	46.2	1	3.8	26	431,650	416,530
June 2011	0	0.0	2	6.5	15	48.4	13	41.9	1	3.2	31	424,900	428,314
Year-to-date 2012	0	0.0	38	25.2	44	29.1	52	34.4	17	11.3	151	413,900	425,613
Year-to-date 2011	1	1.0	14	14.3	23	23.5	51	52.0	9	9.2	98	430,400	432,319
Goulbourn													
June 2012	0	0.0	0	0.0	0	0.0	3	11.5	23	88.5	26	636,400	618,323
June 2011	0	0.0	0	0.0	10	52.6	8	42.1	1	5.3	19	423,900	425,584
Year-to-date 2012	0	0.0	6	5.8	21	20.2	25	24.0	52	50.0	104	500,900	509,907
Year-to-date 2011	0	0.0	3	2.3	30	23.4	57	44.5	38	29.7	128	449,645	485,241

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	3.6	0	0.0	2	7.1	25	89.3	28	556,400	585,064
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Rideau													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
June 2011	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	520,000	665,032
Osgoode													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2011	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2012	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	--	--
Year-to-date 2011	0	0.0	2	7.4	4	14.8	5	18.5	16	59.3	27	577,400	626,426
Clarence-Rockland City													
June 2012	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	--	--
June 2011	3	42.9	2	28.6	1	14.3	1	14.3	0	0.0	7	--	--
Year-to-date 2012	17	53.1	10	31.3	3	9.4	2	6.3	0	0.0	32	295,900	317,209
Year-to-date 2011	24	52.2	15	32.6	6	13.0	1	2.2	0	0.0	46	299,450	313,043
Russell Township													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	9	52.9	7	41.2	1	5.9	0	0.0	17	374,200	386,122
Year-to-date 2011	1	9.1	8	72.7	2	18.2	0	0.0	0	0.0	11	353,680	345,895
Ottawa-Gatineau CMA (Ontario portion)													
June 2012	3	2.8	8	7.4	9	8.3	24	22.2	64	59.3	108	525,900	546,957
June 2011	4	2.0	27	13.6	50	25.1	61	30.7	57	28.6	199	443,900	466,795
Year-to-date 2012	19	2.7	94	13.5	114	16.4	189	27.1	281	40.3	697	474,900	491,215
Year-to-date 2011	27	3.4	82	10.4	152	19.3	294	37.3	234	29.7	789	460,900	480,203

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2012						
Submarket	**June 2012**	**June 2011**	**% Change**	**YTD 2012**	**YTD 2011**	**% Change**
Ottawa City	557,884	471,694	18.3	502,565	492,726	2.0
Ottawa, Vanier, Rockcliffe	--	--	n/a	752,964	699,783	7.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	548,185	425,937	28.7	481,654	453,912	6.1
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	499,862	n/a	516,822	484,173	6.7
Kanata	--	504,780	n/a	511,022	506,552	0.9
Cumberland	416,530	428,314	-2.8	425,613	432,319	-1.6
Goulbourn	618,323	425,584	45.3	509,907	485,241	5.1
West Carleton	--	--	n/a	585,064	--	n/a
Rideau	--	--	n/a	--	665,032	n/a
Osgoode	--	--	n/a	--	626,426	n/a
Clarence-Rockland City	--	--	n/a	317,209	313,043	1.3
Russell Township	--	--	n/a	386,122	345,895	11.6
Ottawa-Gatineau CMA (Ontario Portion)	546,957	466,795	17.2	491,215	480,203	2.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
June 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,200	1,706	2,125	56.5	349,525	6.0	352,022
	February	1,026	8.9	1,233	2,249	2,311	53.4	349,797	3.6	354,027
	March	1,404	12.6	1,277	2,948	2,317	55.1	353,714	1.7	350,004
	April	1,581	2.1	1,198	3,011	2,280	52.5	363,938	3.4	357,253
	May	1,921	15.2	1,280	3,549	2,437	52.5	363,502	3.0	352,596
	June	1,675	-2.8	1,235	2,786	2,314	53.4	354,690	0.0	349,087
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	4,940	-5.0		8,405			353,243	6.3	
	Q2 2012	5,177	4.8		9,346			360,784	2.1	
	YTD 2011	7,816	-8.8		14,695			348,413	5.7	
	YTD 2012	8,297	6.2		16,249			357,293	2.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2012

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	538	6.2	73.1	1,033
	April	607	3.20	5.44	115.0	122.4	542	6.2	73.5	1,041
	May	601	3.20	5.34	115.4	122.3	542	6.1	73.4	1,056
	June	595	3.20	5.24		121.4	540	5.9	72.8	1,051
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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